

DELTA COUNTY BOARD OF COMMISSIONERS

ADMINISTRATION OFFICE
310 LUDINGTON STREET
ESCANABA, MICHIGAN 49829
PHONE: 906-789-5100
FAX: 906-789-5197



December 16, 2015

United States Environmental Protection Agency
Attn: Mr. Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507
Phone 312- 353-2112

Subject: FY 2016 Brownfield Coalition Assessment Grant Application, Delta County, Michigan

Dear Mr. Didier,

Delta County, Michigan (the Targeted Community) is submitting the enclosed application for a U.S. EPA Brownfields Assessment Coalition Grant - \$450,000 for Hazardous Substances and \$150,000 for Petroleum funds for activities at brownfield sites in Delta County. The Coalition is formed by Delta County (the lead member), the Hannahville Indian Community, the City of Escanaba and Wells Township (collectively, the "Coalition"). All Coalition members are eligible applicants.

The priority area targeted for assessment (Targeted Community) consists of underutilized and contaminated properties on or near the waterfronts of Lake Michigan and the Escanaba River. In addition to the Targeted Community, the Coalition has identified over 70 other potential brownfield sites throughout the County.

Cleanup and future redevelopment of these areas will promote economic, social, and financial benefits to the community, and support the removal of blight. The Coalition is pleased to provide the applicant information for this grant:

- a. **Applicant** Delta County
Address: 310 Ludington Street
Escanaba, Michigan 49829
Phone: 906-789-5100
Website: www.deltacountymi.org
- b. **DUNS Number** 603785838
- c. **Funding Requested:**
Grant Type: Assessment
Federal Funds Requested: \$600,000

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Delta County, Michigan

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
<input type="checkbox"/>	<i>None of the Other Factors are applicable.</i>	
<input type="checkbox"/>	Community population is 10,000 or less.	
X	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	3,10, 11, 12
<input type="checkbox"/>	Targeted brownfield sites are impacted by mine-scarred land.	
X	Project is primarily focusing on Phase II assessments.	4, 10
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10, 11, 12 Att. 4
<input type="checkbox"/>	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
	<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**APPLICATION FOR FY16 USEPA BROWNFIELDS ASSESSMENT GRANT
DELTA COUNTY BROWNFIELD COALITION**

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description

Located along the shoreline of Lake Michigan in Michigan's Upper Peninsula (UP), Delta County, (County) has an industrial legacy of manufacturing, timber and wood product production, and shipping of raw natural resources pre-dating its establishment in 1861. At the confluence the Escanaba River (river) and Lake Michigan within the County, the delivery of raw materials such as timber and iron ore and the production of chemicals and iron flourished with the abundance and availability of natural resources as well as an integrated network of transportation systems. The Targeted Community is here, within the City of Escanaba and Wells Township along and in proximity to the river and Lake Michigan shorelines.

The Targeted Community is geographically divided into two subareas: 1) the rural peninsula in Wells Township, which borders Lake Michigan and the Escanaba River from near U.S. Highway 2 south 4 miles along the lakeshore and the riverfront to the mouth of the Escanaba River; and 2) the underutilized City of Escanaba North Shore Waterfront (North Shore) Area, which extends 6 additional miles south along the lakeshore from the mouth of the Escanaba River to downtown Escanaba. Together these subareas include 48 parcels totaling over 1000 acres of prime redevelopment land that consist of historical industrial properties, many of which were abandoned in the early 20th century. The 10 miles of lakeshore and 4 miles and riverfront properties have remained as some of the most underutilized shorelines that when redeveloped could significantly impact the economy and the environment in Michigan's UP.

The timber industry primarily supported the manufacturing of wood, chemical and iron products. The vast supply of hardwoods in the area was used for the furnaces to facilitate iron production and distill chemicals that were byproducts of the steel-making process. Iron ore was supplied from other areas within the UP and delivered to the Targeted Community via a transportation network which included multiple rails, deep water ports and road systems that were designed to accept raw materials, streamline industrial operations, and the export of natural resources products to major cities throughout the United States and Canada. By 1900, the area was occupied by such companies as the Escanaba Paper Company, Escanaba Coal and Dock Company, Chatfield Foundry, and 8 other chemical companies. However, the robust industrial activity in the Targeted Community did not provide for the infrastructure necessary to support waste disposal by today's standards as the river and Lake Michigan shorelines served as the primary disposal destination for waste as evidenced by EPA emergency response activities described in subsection iii below. By the 1930s-40s these industries began to decline when the availability of raw materials that these industries depended upon, such as hardwood timber, were exhausted leaving a legacy of blighted buildings, scarred lands, and contamination. Many of these sites are located near or along Lake Michigan and Escanaba River waterfronts, which represent some of the most attractive properties for redevelopment in the region.

After years of decline, the Targeted Community is a shadow of the industrial powerhouse it once was. The County has identified waterfront properties along and in proximity to Lake Michigan and the river for assessment due to their strong redevelopment potential. The negative perception of historical contamination and the need to transform existing public infrastructure for a changing economy have inhibited redevelopment of these properties. The infrastructure transformation is being addressed through other funding opportunities,

but brownfield redevelopment has been stifled from funding shortfalls and the uncertainty of the magnitude of the contamination that exists.

ii. Demographic Information

Table 1 – Key Demographic Data for Targeted Community	Delta County	City of Escanaba	State of Michigan	National
2010 Population ¹	36,967	12,569	9,886,095	311,536,594
Unemployment ²	11.0%	14.5%	6.7%	5.1%
Poverty ³	16.4%	18.5%	12.0%	11.3%
Percent Minority ¹	6.0%	7.7%	23.7%	36.7%
Per Capita Income ²	\$22,471	\$19,556	\$25,681	\$28,155
Median Household Income ¹	\$42,676	\$27,328	\$60,793	\$53,046
Median Age ¹	46.0	42.3	39.1	37.3
¹ Data are from the 2009 – 2013 American Community Survey and are available on American Fact Finder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table ² Data are from the Bureau of Labor Statistics and are available at www.bls.gov .				

iii. Brownfields

Many of the brownfield sites within the Targeted Community were created from the historical industrial legacy of power generating facilities, saw mills, ship building, tanning, chemical manufacturing and iron production. These industries were dependent on the natural resources of the region; especially clean water, the availability of deepwater ports, and the accessibility of timberlands and raw materials. Once these resources were extracted throughout the UP, they were transported to the area by rail and ship to the Targeted Community. During the decommissioning of a fuel depot in 1999-2002 and 2010, EPA emergency cleanup actions were required along the Lake Michigan shoreline and in the adjacent uplands related to the historical iron and chemical production waste (tar) disposal practices and drummed chemicals that were discovered to be encroaching on the waters of Lake Michigan. These are just two parcels within the Targeted Community where contamination has been discovered as a result of unrelated development activities. There are dozens of other underutilized parcels in the Targeted Community that are perceived to be in similar condition.

Table 2 below illustrates the contaminants believed to be associated with each of the highest priority parcels identified by the County within the Targeted Community.

Table 2 –Priority Parcels for Assessment Within Targeted Community			
Parcel	Area	Brownfield Site	Known and Suspected Contaminants
1	Wells Twp. (Peninsula)	Road Commission Maintenance Garage, Tannery & Power Plant – 8.7 acres	VOCs, SVOCs, Metals
2	Wells Twp. (Peninsula)	American Timber Homes – former sawmill with railroad sidings, 6.4 acres	SVOCs, Arsenic, Creosote
3	Wells Twp. (Peninsula)	Mashek Chemical and Iron Co. (1900s) / Delta Chemical and Iron Co. (1920s) – 18 acres	VOCs, SVOCs, Metals
4	Wells Twp. (Peninsula)	Defense Fuel Supply Depot – 5 acres	Benzene, Lead
5	Wells Twp. (Peninsula)	Delta Chemical and Iron – (1900s-1920s), fuel unloading station (1950s) – 37.2 acres	VOCs, SVOCs, Metals
6	Wells Twp.	Chemical Production Plant – 13.9 acres.	VOCs, SVOCs, Metals

	(Peninsula)		
7	Wells Twp. (Peninsula)	Sawmill & Lumber Yard (late 1800s - early 1900s) – 4 acres	SVOCs, Arsenic, Creosote
8	Escanaba (Waterfront)	Oil and Coal Storage Facility (late 1800's – early 1900s) – 33.1 acres	PAHs, Metals
9	Escanaba (Waterfront)	Escanaba Power Plant – Coal Storage Area – 5 acres	PAHs, Metals
10	Escanaba (Waterfront)	Escanaba Power Plant – Ash Pond – 14.7 acres	PAHs, Metals

One of the Coalition members, the Hannahville Indian Community (tribe) has redevelopment plans for the peninsula. The tribe was recognized in 1913 and settled in the vicinity of Delta County in the mid-20th century. The tribe is a growing and diverse community located in the Central UP. With the introduction of gaming in the 1980's, the tribe has grown from a struggling community subsisting on minimal federally funded dollars to a growing and prospering community that is becoming a key redevelopment force. Two of the properties listed (Parcels 1 and 2) in Table 2 above have been purchased in the peninsula by the Hannahville Indian Community (a Coalition member) for redevelopment as part of their strategic economic growth strategy to convert a large portion of the Wells Township waterfront from an abandoned industrial state into a marina complex of residential and recreational areas along with supporting commercial marina operations. The estimated total first phase development costs are currently estimated in excess of \$10 million, including construction, landscaping, infrastructure improvements, and development of a marina and boat launch, outdoor recreational activities and commercial ventures. Following infrastructure improvements and initial development momentum, additional residential/commercial investment is expected to grow. There are no plans for the tribe to place these properties in the Tribal Trust so they will add significantly to the local tax base the same as any other developer. The environmental assessments of these parcels are considered by the tribe to be a critical first step toward the further purchase and redevelopment of priority Targeted Community parcels.

The effect of these brownfields, evidenced by the lack of redevelopment for over 60 years, on the local community is driven by the uncertainty associated with their environmental condition and is a direct impediment to their redevelopment. The negative perception with respect to these environmental uncertainties are driven by contamination from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAH), and metals which are already known to exist and were addressed by two prior EPA emergency projects that removed drums of unknown materials and contaminants along the Lake Michigan shoreline and in the shallow bottomlands of Lake Michigan. These prior efforts are directly correlated to the continued threat of human exposure to these contaminants as well as the environmental impacts that are associated with the area's prior industrial use.

In November 2015, sale of the Escanaba Power Plant (Parcels 9 and 10) was approved by the City to a private business. This Coalition Assessment Grant could provide assessment and cleanup planning activities for the new owner.

iv. Cumulative Environmental Issues

Past development patterns and the availability of natural resources availability along the waterfronts in the Targeted Community were developed with heavy industrial uses that included at least two coal-fired power plants (one which has recently sold), an iron production facility, sawmills, a tannery and 8 chemical plants. These properties are the most highly valued for their waterfront access, deep water port access and recreation opportunities. It is assumed that waste from these historical industries will continue to be discovered on the land and encroaching on the waterways as part of the assessment process. Several wastes

were recently discovered during a Community-wide Assessment Grant and EPA emergency cleanup which included sites where ash has been historically dumped from nearby power plants. It is expected that other similar sites that have been impacted from ash will be found within the Targeted Community. The cumulative effect of these uncharacterized wastes presents a concern to the community due to the potential impact on the health, safety and the environment, as well as, risk to future users of the property.

In addition to the historical activities within the Targeted Community, Delta County residents are exposed to a growing landfill that accepts commercial and industrial waste. According to a Michigan Department of Environmental Quality (MDEQ) Air Quality Division Staff Report, in 2009, the Delta Solid Waste Management Authority (DSWMA) was approved to expand the current landfill from 1.65 million cubic yards to 7.85 million cubic yards. This landfill currently accepts materials such as asbestos waste, sludge, ash, along with household wastes.

b. Impacts on the Targeted Community

There have been limited health studies of the Targeted Community brownfields to determine whether there have been adverse environmental impacts. This is because the Targeted Community in the area of the waterways has been sparsely populated since the peak of industrial activity in the early to mid-1900's due to the stigma of contamination and blighted buildings. At the height of the industrial activity in the early 1900's, the Targeted Community consisted of sawmills, chemical plants, tanneries, power plants and supporting rail operations. As the economics of these industries deteriorated, the industries moved or closed, leaving a legacy of contamination behind resulting in such negative social impacts as blight, illegal dumping or discharging, and a stigma of environmental degradation that has disproportionately affected the Targeted Community along the waterfronts resulting in a lack of redevelopment opportunities and population/job recovery. The threat of human exposure to contaminants through direct contact, inhalation of particulates and vapors, and ingestion is a real prospect on brownfield sites in the Targeted Community based on what has been discovered during normal due diligence activities over time and the future overall plans to better utilize the waterfront for recreational purposes and accessibility for the general public.

Specific to sensitive populations, the presence of contaminants in soil, groundwater, surface water and sediments for the planned uses may disproportionally impact pregnant woman, young children and infants in cases of asthma, cancer and birth defects if proper assessment activities are not completed for any reuse activity moving forward. In response to this possibility, a health survey and study (see Section 4a) of the Targeted Community will be completed as part of the requested brownfield assessment funds. The County Health Department will assist in developing and implementing a health study in order to close data gaps for residential populations adjacent to historical industrial sites that generated and disposed of large quantities of waste for the Targeted Community. Students from Bay College will be utilized in collecting data for this effort (see commitment letter). In addition, the assessments will also help to address the concerns involving the risk to individual water supplies and septic systems that are beyond their 25-year life expectancy. The health study and assessments will be integral to the planning and fundraising effort to expand the domestic water supply and sewer system and thereby eliminating the current on-site water supply and wastewater treatment systems and providing redevelopment opportunities to the portion of the Targeted Community in Wells Township. **Table 3** presents the elevated rates of asthma and lung cancer in the County relative to the State of Michigan and the U.S. Low income sensitive populations in these areas are likely the most affected by the presence of contaminants.

Table 3 – Disproportionate Health Effects	Asthma Prevalence	Lung Cancer Deaths
United States	8.4% ¹	158,499 ⁴ (0.05% of the pop.)
Michigan	15.8% ⁵	5,830 ³ (0.06% of the pop.)
Delta County	9.4% ²	27 ⁴ (0.07% of the pop.)
¹ American Lung Association, "Trends in Asthma Morbidity and Mortality," Research and Program Services Division, September 2011. ² Asthma Initiative of Michigan, ³ Michigan Cancer Consortium, "The Cancer Burden in Michigan: Selected Statistics – 1993-2011." ⁴ State Cancer Profiles, Rate/Trend Comparison by State/County, ⁵ Trust for America's Health		

Delta County, as the lead applicant will assist Coalition partners with resources to address brownfield opportunities that they would not otherwise have.

c. Financial Need

i. Economic Conditions

Michigan's Upper Peninsula has been slow to recover from double digit unemployment rates (see demographic data table) from the latest nationwide recession that peaked in 2008. While consistently high rates of unemployment have provided significant challenges to economic recovery, underemployment is the primary driver that has crippled the regional economy. A lack of quality jobs that pay a living wage has forced many local residents to accept part time employment positions or position for which they are over qualified. "It's a downward spiral that's probably going to continue until we find a way to stop the unemployment and get some industry started," said Brian Cherry, co-director of the Center for Rural Community and Economic Development at Northern Michigan University ("Michigan's Upper Peninsula struggles to survive" Published: Friday, May 27, 2011, by The Associated Press). This hypothesis is evident when considering the demographic data presented in Section 1.A.ii. The City of Escanaba and Delta County are significantly below the state averages for per capita income and median household income. Furthermore, these statistics have shown a decline over the past 50 years when compared to the State of Michigan and the U.S.

The majority of the Targeted Community lies within the City of Escanaba and a portion of Wells Township that is similar in income to the City of Escanaba. In comparing the population of the City of Escanaba between the years of 1969 (highest 13,391) and 2010 (12,616), the population has decreased by 18%. In that same time period, the County's population has increased 8%. Similarly, the median household income (MHI) for the City of Escanaba between the years of 2000 and 2015 decreased by approximately 6% (source: U.S Census data). Additionally, the City of Escanaba MHI is 33% below the Delta county MHI, 40% below the State of Michigan MHI and 41% below the U.S. MHI. In broader terms, what we see is that the household income in the Targeted Community, has lost ground over the past 50 years when compared to the rest of the County, the State of Michigan and the U.S.

Presenting another challenge is the region's aging population. The median age of the regional population has increased 12% since 2000 to 48.6, which is over 10 years higher than the median age of the State. Its median age was 48.6 last year, a nearly 12 percent jump from 2000 and considerably higher than the statewide median age of 38.9 years. As shown in the demographic table in Section 1.a.ii, the County's permanent residents are significantly higher in median age and have a median household income below the state and national averages. These statistics indicate that many of the County's population are retired and with fixed incomes. It is also an indicator of the City's abundance of temporary and seasonal employment.

Recent revenue decreases and staffing reductions have impacted the general fund operating budget for Delta County. So far this fiscal year, the actual revenues for the County are almost 11% below projected revenues resulting in a \$742,574 deficit. In addition, the state revenue payment forecast prepared by the House Fiscal Agency, shows that Delta County's State revenue sharing funds continue to decline. In Fiscal Year 2013-2014, the County had already experienced a 20% reduction from the previous fiscal year. According to a

recent memo prepared by the House Fiscal Agency in September of 2015 (www.house.mi.gov/hfa), expected revenue sharing is determined by a \$2.65 rate per capita, suggesting that the total revenue share for Delta County will be \$97,814 in 2015, approximately 23.7% below the revenue share in 2014. In simple terms, the County does not have the fiscal capacity to support brownfield assessment activities within the Targeted Community without the influx of grant funding.

ii. Economic Effects of Brownfields

The economic effects of brownfields in the County and the UP have impeded any significant redevelopment within the Targeted Community in the past 50 years. The lack of assessment work that has been completed in the Targeted Community save the EPA emergency response activities has created a fear of the unknown as to what contamination may exist at these sites, resulting in a barrier to redevelopment. Without removing real or perceived impact these properties will continue to sit idle as they have for over 50 years and be a symbol of unrealized economic opportunity within the Targeted Community. As many of these sites once supported industry that provided quality jobs, the effect of these brownfield sites is evident with respect to the disparity in median household income between the Target Community and the county and state (see demographic data presented in Section 1.a.ii).

In addition, the existence of these brownfields has handicapped the County's ability to attract new employers, residents and tourists which has hampered economic growth. Recognizing the fragility of the region's economy, Wells Township and Delta County have proved tax breaks to the region's largest employer, the Escanaba Paper Company, a subsidiary of Verso Corporation which is located in Wells Township on the north end of the Targeted Community. The paper company has threatened to close operations of the plant unless tax relief is provided several times over the last decade. While these measures have been effective to keep the jobs provided by the paper company within Delta County and avoided the addition of another large brownfield site to the County, it has reduced the opportunity for available monies to fund brownfield redevelopment projects in the community. If the paper company goes under, it would become the largest brownfield in the County and the Targeted Community. Additionally, the City of Escanaba's power plant located in the Targeted Community has recently closed further reducing the economic conditions yet also providing a new opportunity to bring a taxable redevelopment project to the Targeted Community. EPA funding would enable properties to be assessed which would remove the fear of the unknown and attract viable development opportunities. Delta County believes the realization of the potential for these sites is critical to reverse its faltering tax base. Furthermore, the County believes the opportunity provided by this assessment grant would be the catalyst to start a successful redevelopment project would diversify the region's industrial sector, support businesses that create permanent jobs, improve the waterfronts that would attract tourists, and provide the initiative for residents to relocate to the Targeted Community.

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description

The Targeted Community primarily consists of the Wells Township Peninsula (Subarea 1) and the City of Escanaba North Shore Area (Subarea 2) which are primarily situated along the shores of Lake Michigan and the Escanaba River. Redevelopment of sites in the City of North Shore Subarea have been identified by the City in their North Shore Redevelopment Master Plan as being an essential next step in the overall development of the Targeted Community. Redevelopment of sites in the Wells Township Peninsula has been identified similarly; however, there are no community land use or revitalization plans to align with. Subjected to decades of neglect, these areas have a legacy of contamination and have little redevelopment potential in their current condition.

The Targeted Community provides optimal redevelopment opportunities within the County. Brownfields within the Targeted Community have been identified as having the highest potential for redevelopment because of their proximity to Lake Michigan frontage and the Escanaba riverfront. These waterfront properties are adjacent to multiple deep water ports and a scenic undeveloped stretch of the Escanaba River. Recently, the State of Michigan funded the demolition of dilapidated and unsafe bridge abutments across the Escanaba River which negatively impacted the ability of fishermen to move upriver and take advantage of one of the Great Lakes best walleye areas. This was widely recognized as the first step in opening access up to many of the riverfront brownfields and plans to construct one or more marinas, supporting businesses and residential projects to better access both the river and Lake Michigan as well as provide a badly needed “safe harbor” port in times of bad weather. Additionally, a regional trail connecting the City of Escanaba, the Escanaba-Wells Township waterfront and the City of Gladstone has been planned and funding is being put in place. This regional trail will bisect the Targeted Community and provide connection from City of Escanaba to a County Park on the Wells Township Peninsula and existing infrastructure as it meanders to the City of Gladstone approximately 3 miles to the north of the Targeted Community. The trail will increase the daily use of the County Park as well as provide development opportunities for those brownfield sites that may not be along the waterfronts. A non-exhaustive list of priority parcels, their size and their history in the project Target Area is presented above in Section 1.A.iii (Table 2).

The key outcome of this grant proposal is to directly address the lack of environmental data by assessing priority brownfield sites identified within the Targeted Community and build on the momentum generated by the elimination of the unsafe bridge abutments and the impending regional trail system and planned highway improvements bisecting the Targeted Community. The Delta County Brownfield Coalition’s (Coalition’s) strategy is to initially focus on the large priority parcels in the Targeted Community along and in proximity to the waterfronts and encourage their redevelopment consistent with the City’s Master Plan and Wells Township’s development plan by leveraging EPA assessment funds, as well as, Michigan brownfield and economic development incentives to conduct Phase I and Phase II Environmental Assessments and conduct Due Care and Brownfield Planning. State and federal cleanup funds may also be sought as needed. Momentum generated from these larger parcels will generate interest in the surrounding parcels as well as other brownfields within the Coalition communities, thereby sparking economic growth.

ii. Project Timing

Project management will be the responsibility of the Delta County BRA (DCBRA). The DCBRA brings institutional knowledge to the project as well as the skills required to identify opportunities, develop them into projects, and oversee them to their completion. Because of the DCBRA’s knowledge of the project, the DCBRA and their work completed under the previous EPA Brownfield Assessment Grant, they will be responsible for procurement of a contractor and initiate community outreach activities to identify and assess the highest priority sites (a minimum of 5 anticipated), initiate the health study and support the securing of access agreements by the selected consultant. Contractor procurement is expected within 45 days of a signed Cooperative Agreement with EPA. Access to many of the highest priority sites will be along infrastructure corridors of the planned regional trail system through the Targeted Community where access agreements have already been completed or are in progress. It is expected that these tasks will be completed in the first year of the grant. Cleanup planning will continue on these priority sites the second year as well as the identification and assessment of a minimum of five additional brownfield sites in the Targeted Community. The third year of the grant will include additional cleanup planning as well as assessment activities on other priority sites which are identified as outcomes from community outreach forums.

A priority list of sites has been established and nominations for additional sites will be accepted and considered by the DCBRA on a rolling basis until all funds have been exhausted. The Coalition will issue a

RFQ/P for one or more environmental consultants to perform work under the grant. The procurement process will begin as soon as funding is awarded. During the course of the three year grant, the Coalition will prepare and submit quarterly progress reports under the direction of the project manager, with assistance from the procured environmental consultant. Regular updates to EPA's ACRES website will be made by the procured environmental consultant throughout the duration of the grant as projects are selected for funding.

iii. Site Selection

A process for prioritizing and selecting sites has already been designed and implemented by the DCBRA and has been made available to the Coalition. The process examines four criteria to determine if a site is qualified for funding: 1) developer interest in the property; 2) historic use of chemicals on the property; 3) the site location; and, 4) proximity to waterfront and transportation corridors. Projects in the Targeted Community will be given higher standing in the prioritization process, however any brownfield property within the Coalition communities are eligible. All nominated sites will be vetted during public meetings prior to approval by the DCBRA. Once a project is approved and the subsequent site eligibility determination has been accepted by EPA or MDEQ respectively, the procured environmental consultant will coordinate the obtaining of a site access agreement, first from selected publically-owned properties and from owners of privately held property or developers that have purchased properties prior to the allocation of any assessment funding.

b. Task Description and Budget Table

i. Task Description

Task 1: Programmatic Costs - \$26,000. – A portion of the funding will be used for personnel time related to the management of the grant, travel, supplies, and minor costs such as postage and printing. Travel will be limited to attending the EPA National Brownfields Conference, the Annual Michigan Land Bank Conference, and the semiannual Michigan Association of Counties Conference. The Coalition will submit quarterly progress reports to the EPA project officer within 30 days after each reporting period. These reports will cover work status, work progress, difficulties encountered, an accounting of financial expenditures, preliminary data results, anticipated activities, and any changes of the key personnel involved with both the petroleum and hazardous substances portions of the project. Additionally, the Coalition will report site-specific accomplishments electronically through the EPA's ACRES reporting system. At the end of the cooperative agreement, a final project report will be prepared and submitted. The final report will summarize accomplishments, expenditures, outcomes, outputs, lessons learned, and any other resources leveraged during the project and how they were used. As leader of the Coalition, the County will ensure that no administrative costs are charged to the grant. The Coalition's budget for programmatic activities is based on the following assumptions:

- 140 hours of personnel time at \$50/hour to manage the grant at a cost of \$7,000.
- Attendance of 8 conferences at an estimated travel cost of \$1,000 each totaling \$8,000.
- Miscellaneous supplies including postage and printing at an estimated cost of \$1,000.
- Completion of 15 reports (12 quarterly progress reports, 2 annual financial/DBE reports, 1 final project report) at an average cost \$667 each for a total of \$10,000.

Task 2: Community Outreach - \$20,000. – These costs include personnel time related to community outreach, minor supply costs such as printing educational materials, and signage for brownfield projects. The Coalition anticipates using contractual support for the coordination of and implementation of community involvement and outreach programs and meetings. Community outreach tasks are expected to include:

- Set up and providing notices for public meetings.
- Present/explain the grant and brownfield program to interested/affected parties.
- Prepare meeting materials, brochures, other printed program materials and signage.

- Create postings and provide notices utilizing the websites of Delta County at www.deltacountymi.org, the Hannahville Indian Community at www.hannahville.net, and the City of Escanaba at www.escanaba.org. Additionally, the County will work with Wells Township to create a website for postings of township-specific brownfield data.
- Preparing community education case studies as sites are redeveloped.

Task 3: Site Assessments - \$454,000 – The Coalition will target priority petroleum and hazardous substances sites with eligible prospective purchasers/developers and/or strong potential for redevelopment. Environmental Site Assessments (ESAs) will be conducted in accordance with applicable ASTM standards. Where contamination has been identified above State of Michigan risk-based cleanup criteria, a Baseline Environmental Assessment (BEA) will be completed under Michigan's Voluntary Cleanup Program ("Part 201") to establish certain liability exemptions offered through the State to new owners/operators of a contaminated site. Nearly 80% of total grant funds would be directed to Phase II ESA activities. The Coalition's budget for site assessment activities is based on the following project outputs:

- 120 hours of personnel time at \$50/hour to manage the grant at a cost of \$6,000.
- Conduct health study associated with drinking water and contamination in Targeted Community.
- Conduct Phase I ESAs on 20 sites, 15 hazardous substances and 5 petroleum, at an average cost of \$2,500 each for a total of \$50,000.
- Prepare one generic Quality Assurance Project Plan (QAPP) at a cost of \$2,000.
- Conduct Phase II ESAs/BEAs on 18 sites (12 hazardous substances and 5 petroleum), at an average cost of \$22,000 each, totaling \$396,000.

Task 4: Cleanup Planning (Due Care Plans & Brownfield Cleanup Planning): \$100,000 – A portion of the budget will be used to draft brownfield redevelopment and cleanup plans for targeted petroleum and hazardous substances redevelopment sites. Where continuing obligations related to existing contamination may be an issue during redevelopment and future use, a Due Care Plan (DCP) will be completed to help ensure the protection of human health and the environment during and after redevelopment. In addition, this task includes preparing and implementing combined Brownfield Plans and Michigan Act 381 Work Plans to enable the tax increment financing (TIF) of eligible activities that may be required in the future to facilitate taxable investment and job creation pursuant to Michigan's Brownfield Redevelopment and Financing Act (Act 381). The Coalition's budget for Cleanup Planning activities is based on the following project outputs:

- 100 hours of personnel time at \$50/hour to manage at a cost of \$5,000.
- Prepare Due Care/Cleanup Plans on 10 sites at an average cost of \$5,000 each totaling \$50,000.
- Prepare 3 combined Brownfield Plans/Work Plans at an average cost of \$15,000, totaling \$45,000.

ii. Budget Table

Table 4: Hazardous Substances Assessment Budget					
	Task 1: Programmatic Costs	Task 2: Community Outreach	Task 3: Site Assessments	Task 4: Cleanup Planning	Totals
Personnel	\$5,250	\$5,000	\$4,500	\$3,750	\$18,500
Fringe Benefits					\$0.00
Travel	\$6,000				\$6,000
Equipment					\$0.00
Supplies	\$750	\$1,500			\$2,250
Contractual	\$7,500	\$8,500	\$326,000	\$71,250	\$413,250
Other			\$10,000*		\$10,000
Subtotals	\$19,500	\$15,000	\$340,500	\$75,000	\$450,000

Table 4: Petroleum Substances Assessment Budget					
Personnel	\$1,750	\$2,000	\$1,500	\$1,250	\$6,500
Fringe Benefits					\$0.00
Travel	\$2,000				\$2,000
Equipment					\$0.00
Supplies	\$250	\$500			\$750
Contractual	\$2,500	\$2,500	\$112,000	\$23,750	\$140,750
Other					\$0.00
Subtotals	\$6,500	\$5,000	\$113,500	\$25,000	\$150,000
Grand Total					\$600,000

* Health Study - Bay College to assist Delta Menominee District Health Department

c. Ability to Leverage (see letters of commitment, Attachment 3)

The County has been successful at leveraging over \$22.3 million from other funding sources (see Attachment 4) that will directly support the County's brownfield assessment and redevelopment efforts. These funding sources include.....The mouth of the Escanaba River offers significant recreational opportunities and is considered the gateway into the Targeted Community. The delta of the Escanaba River is a key Great Lakes walleye fishery which is a major tourist attraction for boating and fishing enthusiasts. This asset has been underutilized in the past due to its inaccessibility from abandoned bridge abutments and an aging highway bridge that crosses the river and presenting a safety hazard to boaters and has impeded growth along the waterfront. The removal of these abutments was funded by a State of Michigan appropriation and completed in 2015.. In order to maintain the momentum of the bridge abutment removal, completion of environmental assessments within Targeted Community, is essential to improve river access and the redevelopment of the brownfields. Additional planned improvements to the Targeted Community include a \$19 million dollar project replacing the US-2/US-41/M-35 Escanaba River Bridge that bisects the Targeted Community (see letters of commitment), which includes the addition of a pedestrian/bicycle trail and bridge crossing in place of the removed abutments. The crossing will be part of an expansion of a trail system across the river and utility improvements linking the City of Escanaba, the Wells Township Peninsula, and the City of Gladstone. The project's main goal is to attract development to the area by enhancing property values and encourage the redevelopment of one or more deep water ports located within the Targeted Community. Recognizing the importance of redevelopment and safety in the Targeted Community, the State of Michigan committed \$1.5 million to remove the bridge abutments (see letters of commitment) and improve the affected shoreline areas to support recreational opportunities. The City of Gladstone and the Hannahville Indian Community have committed \$360,000 as part of the planning and construction for a \$1.8 million project to expand the pedestrian/bicycle trail 2.5 miles along Bay de Noc. The remaining funds will be from a Michigan Department of Transportation (MDOT) grant (\$1.2 million) and a Michigan Natural Resources Trust Fund (MNRTF) grant (\$300,000), the Iron Belle Trail (\$9,000). The Hannahville Indian Community has also committed \$800,000 for the demolition of buildings in 2015 and the removal of underground storage tanks (see Attachment 3) on one or more parcels within the Targeted Community in an effort to remove a public safety hazard that affects the few nearby residents on the Wells Township Peninsula. In addition to the leveraged funding described above, the DCBRA and the County has committed a total of \$61,000 of leveraged financial support in the form of in-kind services. Documentation of these commitments is provided in Attachment 3.

The Coalition understands that the availability of environmental assessment data can be a vital catalyst for a redevelopment project. These data (collected under the EPA-funded grant) will provide the foundation on which subsequent feasibility studies, design, liability management, remediation planning, and supplemental

funding will occur. Where appropriate, the Coalition is prepared to leverage the data resulting from EPA's support to secure additional funding, including:

- Developer equity or developer expenditures reimbursed by the resulting TIF (Michigan PA 381).
- Michigan Brownfield Redevelopment Grants and Loans Program – payment up to \$1,000,000 per site for hazardous materials abatement, demolition, and environmental response costs at sites.
- U.S. Department of Agriculture Rural Development Grants and Loans – funding for innovative green/sustainable infrastructure water, wastewater and stormwater delivery and control.
- EPA Great Lakes Restoration Initiative (GLRI) – funding associated with water quality improvement, habitat and fisheries restoration, sediment/ debris removal and cleanup, and the removal of toxins.

3. Community Engagement and Partnerships (see letters of commitment in Attachment 4)

a. Plan for Involving Target Community & Other Stakeholders; and Communicating Project Progress

The Coalition is committed to active engagement with the community and all stakeholders, including non-governmental organizations, citizen groups, property owners, lenders, business organizations and developers. Meaningful public participation is essential to the sustainability and overall success of this EPA-funded County initiative, and will be encouraged and sought through all stages of the project.

i. Community Involvement Plan

The Coalition will hold open meetings at the offices of the Central Upper Peninsula Planning and Development Regional Commission (CUPPAD) and Bay College with the goal of educating and engaging community stakeholders. Bay College will also assist in data collection and dissemination of the health information discussed in Section 1.b. Additionally, news fliers will be sent out at the beginning of the project and at key junctions in the planning process to inform and receive feedback. Annual meetings (total of 3) will focus on providing information to the community about the goals of the project and how the formulation of viable redevelopment plans will benefit the community. These meetings will be held in an open forum to encourage public comment on the project and will be used as a vehicle to disseminate information regarding the progress of the project to the public. Specific invitations will go to all residents and businesses in the Targeted Community to request their involvement in the grant program and in the planning for future uses in the Targeted Community. In addition to the annual meetings, the Brownfield Redevelopment Authority will hold regularly scheduled DCBRA meetings where official discussions and project decisions will be made. These meetings will be open to the public and scheduled at regular times and locations.

ii. Communicating Progress

The Coalition will use the available vehicles to communicate the progress of the projects as well as inform the public and project stakeholders of critical project information and the scheduling of meetings to maximize the input received. These vehicles include: 1) the use of visual aids, brochures, project signage, and other relevant printed materials; 2) the posting of information and project notices utilizing the websites of Delta County at www.deltacountymi.org, the Hannahville Indian Community at www.hannahville.net, the City of Escanaba at www.escanaba.org and 3) the preparation of community education case studies as sites are redeveloped. A minimum of 2 status meetings will be held with the community per year.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The strong relationship between the Hannahville Indian Community (federally recognized Indian tribe), Delta County, Wells Township, and the City of Escanaba reflects the EPA's mission to strengthen partnerships, particularly in this case with the local tribal community. The EPA strategic plan states: "Successful partnerships will be based on four working principals: consultation, collaboration, cooperation, and accountability." The members of this Coalition embrace these guiding principles and have made a

commitment to adhere them as the foundation for implementation of this grant. The DCBRA and the City of Escanaba BRA have a strong history of working together and the remaining Coalition members are supporting these efforts to the extent they are capable. Additionally, each of the Coalition members is represented on the DCBRA, further demonstrating the inter-organizational and multi-governmental partnership and commitment to the issue of brownfield redevelopment.

As stated in Section 2.c the State of Michigan recognizes the importance of this project and is in partnership with the Coalition having committed \$1.5 million to remove the bridge abutments in 2015 of which \$800,000 was used (see letter). Other partnerships include the City of Gladstone, the tribe and the State of Michigan (MDOT and MNRTF) who have committed funding to expand the trail that will link the City of Escanaba, Wells Township and the City of Gladstone (see letter). The EPA Assessment Grant will support Phase I and II ESAs for the Bay de Noc trail expansion along the North Shore in Escanaba and on the Wells Peninsula.

Petroleum eligibility requests from nominated sites will be submitted to the MDEQ for confirmation of eligibility of the site under this grant. Additionally, the Coalition will consult with the MDEQ to identify opportunities to leverage cleanup funds and to ensure that cleanup plans are adequate for such funding. All work plans conducted under Task 4 will be reviewed and approved by MDEQ district staff prior to implementation.

ii. Other Relevant Governmental Partnerships

Other relevant governmental partnerships include those with The Delta Menominee District Health Department (DMDHD), the Central Upper Peninsula Planning and Development (CUPPAD) and Michigan Works! The Delta Menominee District Health Department (DMDHD) has joined this initiative as a partner to ensure public health is considered and protected as a component of this initiative. DMDHD will play a key role in ensuring the adequacy of public drinking water supplies and developing and implementing a public health study for the Targeted Community. CUPPAD is an organization that works with local communities to promote economic development efforts which is committed to supporting the efforts of the Coalition under this EPA-funded County initiative by: 1) assisting in the identification of sites, 2) developing strategies with local communities and local economic development groups to create redevelopment strategies for reuse of vacant industrial/commercial structures, 3) providing developers with guidance for permitting and rezoning needs, and 4) facilitating discussions about ordinances and public policies related to the establishment of institutional controls. The Michigan Works! Association was established in 1987 to foster high-quality employment and training programs serving employers and workers. Michigan Works! has committed to providing expertise for contract and procurement services, supporting outreach and communication efforts and identifying opportunities for skill training in green jobs associated with brownfield redevelopment.

c. Partnerships with Community Organizations

i. Community Organization Description and Role

Currently, there are no identified neighborhood or grassroots organizations associated specifically within the Targeted Community, likely due to the limited number of residences and activities associated with this area. However, with the demolition of the bridge abutments, the regional trail development and the planning efforts will effect redevelopment in the area and more groups and community organizations will need to be involved. Environmental groups such as the Delta Conservation District, the Escanaba River Watershed Coalition and fisheries groups will need to be key stakeholders in shaping the future uses within the Targeted Community. The following governmental/community entities have committed their assistance to the Coalition in identifying community stakeholders and to encourage their active participation (see Attachment 4).

The Michigan Small Business and Technology Development Center (MI-SBTDC), Delta County Economic Development Alliance (DCEDA) and Delta County Conservation District are partners supporting the implementation of this EPA-funded opportunity. The MI-SBTDC has committed to providing expertise for the

development of business and financing plans and working with financial institutions to secure funding for brownfield project financing. The DCEDA has committed to enhancing communication of brownfield activities to its members and grass-root stakeholders. The Delta Conservation District supports the redevelopment of brownfield property as a means to support conservation of surrounding recreational opportunities. The Conservation District will also assist in identifying community outreach targets that project partners may bring to the table, offer assistance and input in identifying properties and planning decisions. Additionally, they are the project manager for removal of the bridge abutments in the river and blight elimination activities in the Wells Township Peninsula being funded by the Hannahville Indian Community.

The Coalition will look to TAB Program at Kansas State University for technical assistance and research services, and assistance with community outreach efforts. Specific types of TAB support are expected to include workshops, review of bid solicitations and responses, review of technical reports related to assessment and cleanup work, and advice/assistance with engaging and involving key stakeholders in the planning and redevelopment process. As part of its land renewal activities, the Agency for Toxic Substances and Disease Registry (ATSDR) conducted health related checks with the intent to create healthier neighborhoods and workplaces. The County and the other Coalition members have had prior success using these programs. Specifically, Delta County hosted a Community Outreach Seminar (fall of 2011) where TAB and ATSDR were the keynote presenters to more than 100 area residents.

ii. Letters of Commitment

Letters of commitment and leveraging from Coalition, governmental, and community partners are included in Attachments 3, 4 and 5. Each of these partners has provided their support and a description of how they will participate in or have provided leverage for the project.

4. Project Benefits

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits

As stated in Section 1.b the brownfield sites in the Targeted Community pose a direct threat to the health and welfare of future County's residents, workers and visitors, primarily due to uncharacterized areas of historical waste disposal. By completing environmental assessments and a health study under this funding request, these unknowns will be directly addressed so that a plan of action can be formulated to reduce the threat of human exposure to contaminants through direct contact, inhalation of particulates and vapors, and ingestion. The health study will address the concerns involving the risk to individual water supplies, which is integral to the planning and fundraising effort to expand the domestic water supply system to portions of the Targeted Community and help foster plans for redevelopment that will attract future populations. This study will also provide a water quality comparison between domestic water wells within and outside of the Targeted Community as another method to determine the impact of past industrial practices.

ii. Environmental Benefits

The environmental conditions within the Targeted Community have left a negative stigma that has prevented people and businesses from redeveloping these priority parcels. This stigma has been re-enforced with the environmental incidents where severe contamination has been identified impacting the waters of Lake Michigan and the natural shorelines adjacent to both Lake Michigan and the Escanaba River resulting in emergency cleanup response activities by both the EPA and MDEQ. Similar to the benefits gained from the previous assessment grant the assessment of additional properties within the Targeted Community will help to identify any potentially remaining contamination sources that are degrading the Lake Michigan and Escanaba River shorelines, as well as, the natural resources within the Targeted Community. Once identified, the next step of planning and implementing clean up initiatives to protect water quality within the receiving waters of the Escanaba River and Lake Michigan, increase recreational and economic opportunities

to residents and tourists, and improve the fisheries and wildlife habitats that support healthy water bodies and lands that are directly impacted by the redevelopment of brownfields.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools

The City of Escanaba's Community Master Plan and the Delta County Energy Plan are tools the communities are using to promote sustainable reuse of the Targeted Community. As part of these plans, the communities are committed to ensuring brownfields are developed, natural resources are preserved, green corridors are created, and a strong energy policy related to buildings and building construction are developed. These plans have developed immediate, short term, and long term goals which are actively being implemented resulting in a community moving toward a more sustainable community. In addition, the City of Escanaba has created the North Shore Redevelopment Master Plan (Master Plan), which envisions the expansion of public access to the waterfront and connectivity to the downtown within the Targeted Community (Subarea 2). The Bay de Noc bike/hiking path is being extended from its present terminus through the entire North Shore Area and Wells Township Peninsula, all the way to the City of Gladstone will provide this connectivity and will be integrated with existing road and trail infrastructure. Reuse of the deep water port infrastructure to support opportunities such as cruise ships and marina/recreational development as suggested in the Master Plan.

ii. Integrating Equitable Development or Livability Principals

With the size and concentration of brownfields in the Targeted Community, livability principles and equitable development become important concepts for incorporation into brownfield redevelopment projects. Transportation and utility improvements, equitable housing and recreational opportunities, waterfront access and improved economic development opportunities are the main livability principles that will be addressed in the redevelopment of these brownfield projects. Reuse opportunities of existing structures and materials such as concrete and steel will be earmarked for projects such as trail construction, backfill of contaminant source excavation and shoreline improvement and replenishment. By using a place-making strategy to redevelop the Targeted Community equitable development and livability principals will be incorporated.

c. Economic and Community Benefits (long-term benefits)

i. Economic or Non-Economic Benefits

The Coalition recognizes that the most underutilized and highest priority sites will provide the most positive impacts to economic development and recreational needs for the Targeted Community. There is also a desire to eliminate environmental and potential health issues in the redevelopment of the Targeted Community. To this end, the Coalition has identified several underutilized and suspected brownfield sites along and in proximity to the Lake Michigan and Escanaba River shorelines for cleanup and redevelopment. The Hannahville Indian Community is planning the construction of a marina and boat launch, commercial ventures and greatly expanded recreational redevelopment opportunities. Total first phase development costs are currently estimated to be greater than \$10 million along with infrastructure installation improvements such as water and sewer service to connect planned peninsula businesses. The economic benefits of such a development could include more than 257 permanent jobs with the amount of new money circulating in the region projected at \$10.5 million. The sales multiplier for businesses within Delta County is 1.39 i.e. the sales of each business should increase by 139%. (Jake Steinhauer, Michigan Works!, Nov. 2011.) Additional phases of development will include commercial/residential construction throughout the underdeveloped Targeted Community to support the marina and tourism/recreational benefits. Adding to the positive impact of these redevelopment opportunities is the improved infrastructure plans to support the Targeted Community including the \$19 million dollar planned improvements to U.S. 2.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

The Coalition will work with Michigan Works! to identify opportunities for skill training in green jobs associated with brownfield redevelopment and placement of community residents into jobs related to individual brownfield activities which include assessment and cleanup. Additionally, opportunities for job training

through Bay College will be evaluated as part of the community outreach program. Partnering with both Michigan Works and Bay College will continue the successful partnerships originally developed under the County's previous EPA Assessment Grants.

5. Programmatic Capabilities and Past Performance

a. Programmatic Capabilities

While the Coalition has not previously received an EPA Brownfield Assessment Grant, the management structure of this Assessment Grant would remain the same as the County's completed EPA Assessment Grant (2008-2012) in order to take advantage of the institutional knowledge, experience and success in redeveloping brownfields throughout the County. As the lead Coalition member, the County will look to the DCBRA for support involved in implementing the grant. Membership on the DCBRA is appointed by the County Commissioners for no less than 3-year terms. The board consists of 7 members who represent a broad section of the community, including a member from each Coalition community.

The Coalition's Project Manager will track and compare actual expenditures with budgeted amounts for each grant. Expenditures will be tracked at a level adequate to establish that the funds have not been used in violation of the restrictions and prohibitions of federal requirements. Financial reporting will be made in accordance with the reporting requirements of the grant. Project management will be undertaken by Mr. Peter Van Steen who is the current Director of the DCBRA. Mr. Van Steen is responsible for all financial, personnel, public relations, operational, and administrative functions of the DCBRA. Mr. Van Steen has worked with local governments for the past 28 years providing assistance with planning and economic development strategies. He represents CUPPAD in statewide planning efforts and assists communities with transportation-related technical assistance. Mr. Van Steen will be responsible for the environmental consultant procurement process and selection as described in Task 1 of Section 2.b.i.

b. Audit Findings

The County has a long history of managing federal funds and they have never had any adverse audit findings related to management of these funds. The County is not aware of any adverse audit finding from an OMB Circular A-133 Audit, an audit conducted by federal, state, tribal, or local government inspector general or similar organization, or audits conducted by the U.S. General Accounting Office. Over the past 5 years, the County has successfully administered more than 250 federal grants with no adverse audit findings.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements

In 2008, the EPA awarded the County \$400,000, all of which was expended for the assessment of sites believed to be contaminated by hazardous substances and petroleum. The County did not encounter any reportable problems in completing the previous grants or complying with grant requirements. The County followed all procurement requirements in selecting consultants to implement the grants. Implementation of all tasks was completed on time and in budget in accordance with the approved work plan. The County timely submitted all quarterly reports and assessment data and entered the results into ACRES.

2. Accomplishments

The County's outputs included the preparation of 22 Phase I ESAs, 12 Phase II ESA's, 3 cleanup plans and 2 Brownfield Plans. The efforts lead to the creation of 113 permanent and 25 temporary jobs. The Fleet Maintenance project is a prime example of an accomplishment and outcome related to the 2008 grant. Fleet Maintenance is redeveloping a brownfield site in the Targeted Community where ash was disposed as fill material. The DCBRA secured a \$450,000 loan from MDEQ and local and State TIF revenues to manage the environmental issues on this site that will add approximately 15 permanent jobs for the City of Escanaba.

ATTACHMENT 1
THRESHOLD CRITERIA

THRESHOLD DOCUMENTATION

1. **Applicant Eligibility:** Delta County, Michigan, the Hannahville Indian Community (tribe), the City of Escanaba, and Wells Township, have formed the Delta County Brownfield Coalition to address brownfield properties throughout the County. For the purposes of this grant, Delta County is the grant applicant and lead Coalition member. Each Coalition member is a “general purpose unit of local government” in the State of Michigan and represent eligible local units of government under 40 CFR Part 31. The tribe was acknowledged by congress in 1913 and has been federally recognized since 1936. Letters of participation from each Coalition member are included in Attachment 5.
2. **Letter from the State:** Attachment 2 includes a letter from the Michigan Department of Environmental Quality (MDEQ).
3. **Community Involvement:** Delta County has outlined how it intends to inform and involve the community and other stakeholders during the planning, implementation and assessment activities in Section 3 of the proposal narrative. Additionally community groups have pledged their commitment to the outreach process in Attachment 4.
4. **Site Eligibility and Property Ownership Eligibility:** Not applicable

ATTACHMENT 2

LETTER FROM THE STATE OF MICHIGAN



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

November 24, 2015

Ms. Mary Ann Harrington, Chairperson
Delta County Board of Commissioners
310 Ludington Street
Escanaba, Michigan 49829

Dear Ms. Harrington:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the Delta County Coalition's (DCC) proposal to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports intergovernmental coalitions in conducting assessment and redevelopment efforts. Our review of your assessment project meets the EPA's requirements under the proposal guidelines.

The DCC, led by Delta County, and including the city of Escanaba, Wells Township, and Hannahville, is applying for a combined \$600,000 hazardous substances and petroleum assessment grant which could be used to conduct environmental evaluations at eligible brownfield sites. The RRD recognizes the success that this coalition has implemented in previous grant activities. The DCC is considered eligible for this grant as a coalition of general purpose units of county and municipal government.

Should the EPA award this brownfield grant to the DCC, it would initiate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county and in these communities. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

cc: Carrie Geyer

ATTACHMENT 3

DOCUMENTATION OF LEVERAGED FUNDS COMMITTED TO THE PROJECT



TOM CASPERSON
705 FARNUM BUILDING
P.O. BOX 30036
LANSING, MICHIGAN 48909-7536

THE SENATE
STATE OF MICHIGAN
Serving the 38th District in the Upper Peninsula

PHONE: (517) 373-7840
TOLL-FREE: (866) 305-2038
FAX: (517) 373-3932
sentcasperson@senate.michigan.gov

November 16, 2015

Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

The mouth of the Escanaba River in Delta County offers significant recreational opportunities and is the gateway to the area of focus for the current EPA Brownfield Assessment Grant application for the Delta County Brownfield Coalition. This area of focus lies along the shorelines of the Escanaba River and Lake Michigan, and it saw heavy industrial use and commerce in the late 19th century and throughout the 20th century. These areas are now vacant and or vastly underutilized.

In addition, the last two miles of the Escanaba River is an important Great Lakes walleye fishery. The State of Michigan recognized that an abandoned former highway bridge at this location caused an impediment to the economic development along the shoreline. Due to the importance of removing the bridge for safety reasons and to spur redevelopment opportunities, the State provided funding (\$1.5 million) for its removal. I am happy to report that this past summer, the bridge was removed through the efforts of the Delta Conservation District as the lead agency in arranging for the contracted removal of the structure.

The plan to replace the bridge with a walking, biking and ORV bridge will expand a trail system across the river linking the City of Escanaba with the Wells Township peninsula and a county park, as well as connecting the trail system with the City of Gladstone. This new bridge will significantly enhance both land and water recreational opportunities, substantially increase revenues at the county park, and looking to enhance waterfront development opportunities including deep-water docks along the Lake Michigan shoreline.

Continued brownfield funding will greatly enhance economic development opportunities in the county and specifically in the target area. Therefore, this office fully supports your grant proposal.

Sincerely,

State Senator Tom Casperson



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
CRYSTAL FALLS TRANSPORTATION SERVICE CENTER

KIRK T. STEUDLE
DIRECTOR

December 15, 2015

Mary K. Harrington, Chairman
Delta County Board of Commissioners
310 Ludington Street
Escanaba, MI 49829

Subject: Escanaba River Bridge Replacement

Dear Ms. Harrington:

The Michigan Department of Transportation (MDOT) is in full support of Delta County's application to assess brownfields throughout the County. MDOT will be making considerable investments in Delta County's transportation infrastructure in the next few years, most notably the replacement of the US-2/US-41/M-35 Escanaba River Bridge in 2017.

The bridge replacement is a large scale project for the Upper Peninsula that will include raising the bridge seven feet, improving geometric alignments, and closing two access points. Additional non-motorized improvements will include a 10 foot-wide, barrier separated pathway, a pedestrian tunnel through a nearby railroad embankment, and a pathway connection linking the City of Escanaba to Delta County's Pioneer Trail Park. The estimated \$19 million dollar project will improve the safety and mobility along US-2 and is a major investment in Delta County's transportation infrastructure.

Sincerely,

Michael J. Premo, Manager
Crystal Falls Transportation Service Center

MJP:nw

DELTA CONSERVATION DISTRICT
6822 US 2-41 & M-35 • Gladstone, MI 49837
(906) 553-7700

December 7, 2015

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

This letter is to confirm the Delta Conservation District's support of the efforts of the Delta County Coalition (Coalition) to obtain a \$600,000 brownfield grant from the U.S. EPA to assess sites that may be contaminated by hazardous substances or petroleum products.

The Conservation District would like to re-affirm its partnership with the Coalition as efforts to successfully remove bridge abutments in the Escanaba River were completed at a cost of approximately \$600,000. We see this activity as a necessary prelude to redevelopment along the waterfronts of Lake Michigan and the Escanaba River. The Conservation District took the lead in seeking and acquiring monies as well as implementing activities associated with the removal of the bridge abutments. The Conservation District is currently actively pursuing \$200,000 for additional riverbank restoration activities.

The Conservation District, in partnership with the Hannahville Indian Community and the Delta County Road Commission, is currently in the process of demolishing buildings on Tribal owned lands and Road Commission owned lands along P Road. The Conservation District has also successfully completed underground tank removal activities at the former County Road Commission property. Additional remediation and clean-up activities are still needed at the sites.

These steps together with the EPA Brownfield Coalition Assessment Grant are both critical steps to improving access, identifying brownfield sites and health concerns associated with those sites, and removing the fears of the community and developers as new recreational areas and potential development projects are contemplated.

The Delta Conservation District will actively work with the Coalition to assist in developing cleanup plans for the targeted redevelopment areas as well as assist in community outreach activities associated with the brownfield assessments.

We stand ready to help in any way we can.

Sincerely,



Rory Mattson
Delta Conservation District Executive Director



HANNAHVILLE
INDIAN COMMUNITY
N14911 HANNAHVILLE B1 RD.
WILSON, MICHIGAN 49896-9728
Administration: (906) 466-2932 Fax: (906) 466-2933
Accounting Office: (906) 466-9933 Fax: (906) 466-2001



November 15, 2015

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

The Hannahville Indian Community plans to convert a large portion of the Wells Township waterfront from an abandoned industrial state into residential and recreational areas. Our initial plans are to remove structures and debris from tribal owned lands that pose a public hazard. We see the need to protect the safety and welfare of nearby residents. The Hannahville Indian Community is committed to act as a responsible neighbor.

The Hannahville Indian Community has forged a partnership with the Delta Conservation District to provide the technical assistance with this work.

We recognize there are additional and more technical cleanup and remediation work to be accomplished, and it is requested the Hannahville Indian Community properties continue to be included in the larger brownfield clean up planning process.

Sincerely,

Dave Anthony
Director of Community Development
Hannahville Indian Community

KENNETH MESHIGAUD
Tribal Chairperson

ELAINE MESHIGAUD
Tribal Vice-Chairperson

TAMMY MESHIGAUD
Tribal Secretary

LISA LITTLE
Tribal Treasurer

Council Members: John Meshigaud Sr., D. Joe Sagataw, Chad Harris, Charlotte Harris, Jackie Kang, Leroy Wandahsega, Noreena Meshigaud-Dwyer, Earl Meshigaud, Sr.



"Year Round Playground"

CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

P.O. BOX 32

GLADSTONE, MI 49837

PHONE 906-428-2311

FAX 906-428-3122

www.gladstonemi.org

November 16, 2015

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

The City of Gladstone has long discussed creating a non-motorized path linking Gladstone with the city of Escanaba. The City has received \$10,000 from the Hannahville Indian Community to complete a feasibility study for such a pathway.

The City has proposed a 2.25-mile non-motorized trail which would be constructed along the Little Bay de Noc lakeshore from Gladstone's current bike path and extend to P.5 Road by the Terrace Bay Inn in Wells Township. Plans call for the trail to be built on the lakeshore on the east side of the existing guardrail along U.S. 2 & 41 and M-35. An extra wide width would accommodate two-way non-motorized traffic including bicyclists, runners and walkers.

The \$1.8 million bike and walking trail would include four viewing platforms which could also be used for fishing and interpretive purposes. In addition to linking together Gladstone and Escanaba other benefits of the proposed "Little Bay de Noc Trail" would be enhancing economic development, promoting healthy lifestyles, and improving the quality of life for Delta County.

The City of Gladstone has received commitments from funding partners, such as the Michigan Department of Natural Resources and the Michigan Department of Transportation. The City has had on-going meetings with stakeholders. The City of Gladstone would encourage representation from the Brownfield coalition as a potential stakeholder.

We recognize this project as an "ambitious" trail proposal but hope to connect with the Escanaba's bike trail system. A pedestrian/trail bridge over the Escanaba River is an obstacle. However, we understand there are long-range plans to develop a bridge to carry non-motorized traffic over the Escanaba River at the river's mouth.

We are confident construction of the trail will commence next year. Development of this trail would result in Escanaba and Gladstone becoming one destination.

Sincerely,

Nicole Sanderson

Gladstone Recreation Director

**DELTA COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
310 Ludington Street
Escanaba, MI 49829**

November 16, 2015

EPA Region 5
77 West Jackson Blvd.
Chicago, IL 60604-3507

Dear Sirs:

The Delta County Brownfield Redevelopment Authority is composed of board members from the community serving without any compensation for the time spent on brownfield efforts.

As part of the brownfields grant, the Delta County Brownfield Redevelopment Authority and Delta County commit to providing the following in-kind services for the Delta County Brownfields Coalition assessment grant:

Community outreach/public meetings:

At its public meetings the Delta County Brownfield Redevelopment Authority will be discussing the prioritization of brownfields sites in the county, discussing/reviewing sites at which assessments will take place, review and discuss the finding of the assessments prepared. Brownfield Redevelopment Authority members will also participate in meetings with local government officials, local developers and the public in various outreach activities. The in-kind value of the time the individual Brownfield Redevelopment Authority members will offer to the program will be **\$43,000 over the three-year grant period**. This rate is based on the per diem rate if the brownfield members were to receive compensation from Delta County.

The public meetings of the Delta County Brownfield Authority are held at the circuit courtroom in the Delta County Courthouse, 310 Ludington Street, Escanaba or the Delta County Service Center, 2950 College Avenue. Other outreach meetings will be held at Bay de Noc Community College, Gladstone city hall and other locations in the county. The in-kind value for the use of meeting space in connection with the EPA brownfields grant for the three-year period is **\$18,000**. This rate is based on rental fees that would normally be charged for the use of the various rooms.

Sincerely,



Peter Van Steen

Director

Delta County Brownfield Redevelopment Authority

ATTACHMENT 4

LETTERS OF COMMITMENT FROM COMMUNITY ORGANIZATIONS



Public Health
Delta & Menominee Counties
Environmental Health Division



2920 College Avenue
Escanaba, Michigan 49829
Ph:(906)786-9692 - Fax:(906)789-8147

www.phdm.org

909 Tenth Avenue
Menominee, Michigan 49858
Ph:(906)863-4451 - Fax:(906)863-7142

November 16, 2015

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

The purpose of this letter is to confirm the partnership between the Delta County Brownfield Redevelopment Coalition and the Division of Environmental Health for Public Health, Delta and Menominee Counties (PHDM). The purpose of this partnership is to support the efforts of the coalition in implementation of the U.S. Environmental Protection Agency Brownfield Site Assessment grant. PHDM understands the coalition is seeking a grant to conduct a community-wide brownfield assessment of sites that may be contaminated with hazardous or petroleum substances. The grant will allow the coalition to initiate a significant brownfield revitalization program including the following: assessing abandoned and potentially contaminated industrial sites, planning cleanup and converting abandoned blighted sites back into revenue generating businesses.

PHDM strongly supports the Coalition's application for the assessment grant and will assist the Coalition with general health and environmental issues. We understand the Coalition, as part of the brownfield assessment grant will be conducting a health survey of residents in the targeted area. Due to the historical uses found in Delta County, especially at the Chemical Plant location in Wells Township, there could be groundwater concerns as well as health concerns of residents. The Health Department will take an active role in advising Coalition members and area residents of health concerns and issues within the area and assist with designing a health survey to collect pertinent data.

Sincerely,

Michael R. Snyder, R.S.
Health Officer/Administrator



Office of the President

November 16, 2015

Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

On behalf of Bay de Noc Community College and the Board of Trustees, I would like to extend our support regarding your Brownfield Assessment Grant request to the U.S. Environmental Protection Agency (EPA).

I understand the Brownfield Grant request will provide for an inventory and assessment of Brownfield sites for possible redevelopment. The redevelopment of these sites would strengthen the economic development of Delta County and the surrounding communities.

Bay College is continually looking for ways to strengthen its services among the communities of Delta County. Community awareness and outreach is an important component of the project. Bay College would be pleased to partner with Delta County and the Coalition members in continuing to host community outreach sessions. We have in the past collaborated with Delta County to provide resources to accommodate brownfield redevelopment community outreach meetings (May 28, 2009, August 21, 2011 and April 24, 2012). Our facility offers excellent meeting facilities and the location provides easy access.

Bay College would be pleased to be part of the redevelopment initiatives of the county brownfield program. I encourage you to contact our faculty members to see if they are interested in partnering with the Coalition to provide assistance with the inventory and assessment of brownfield sites.

Sincerely,

A handwritten signature in black ink that reads "Laura L. Coleman".

Laura L. Coleman, Ph. D
President



November 17, 2015

Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

I understand Delta County is seeking funding through the US EPA Brownfields program for an Assessment Grant to conduct studies in Delta County. I understand the Brownfield Grant request will provide for an inventory and assessment of Brownfield sites for possible redevelopment, as well as for conducting a health survey of residents in the targeted area.

Due to past industrial uses, which were prevalent in the area, assessments are needed to confirm how the sites could be redeveloped. The redevelopment of these sites would strengthen the economic development of Delta County and the surrounding communities.

Bay College is continually looking for ways to strengthen its services among the communities of Delta County. Bay College has an active student STEM club that is looking for service opportunities. Alternatively, Environmental Science Lab students could contribute to the project. Should the County be successful in obtaining the funds, the opportunity exists to utilize students in the inventorying or analyzing brownfield sites and assisting in a health survey program. Students can provide support with mailings of the survey, interviewing local residents, and analyzing the data. This would provide them with needed experience.

Bay College would be pleased to be part of the redevelopment initiatives of the county brownfield program and looks forward to collaborating with the County in this project. .

Sincerely,


Dr. Brian Black
Math Science Division Chair



Central Upper Peninsula Planning And Development Regional Commission

2950 College Ave., Escanaba, MI 49829 • www.cuppad.org • cuppad@cuppad.org
Phone: 906-786-9234 • Fax: 906-786-4442 • 800-562-9828

November 16, 2015

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

The Central Upper Peninsula Planning and Development Regional Commission strongly supports the Delta County Coalition EPA Site Assessment Grant application.

The CUPPAD Regional Commission continues to have a strong relationship with Delta County with numerous economic development projects. Examples of our on-going and recent involvement include:

- Delta County is and has been, since the formation of the CUPPAD Regional Commission, an active and financial supporter of regional planning.
- Through a contractual arrangement, a CUPPAD staff member serves as the director of the Delta County Brownfield Redevelopment Authority.
- We have identified numerous economic development projects located in Delta County, which are listed in the Commission's Comprehensive Economic Development Strategy report, which could lead to funding opportunities through the US Economic Development Administration.
- A County Board member serves on the CUPPAD Regional Commission Executive Committee. The county building inspector is appointed by the county board as a member of the CUPPAD Commission.
- We have provided ongoing technical assistance to the county with a variety of economic development projects, including potential projects at the county owned U.P. State Fairgrounds facility and the industrial park at the Delta County airport.
- CUPPAD staff provides ongoing support to the U.P. Hidden Coast Recreation Heritage Route advisory committee. This state designated route is located in Delta County.
- CUPPAD staff assisted Delta County with amending its County Solid Waste Management Plan to permit waste to be disposed of at the local paper mill's landfill facility.

The CUPPAD Regional Commission has a strong relationship with the Hannahville Indian Community. Examples of our past and current involvement with the Tribe include:

- CUPPAD staff is providing support to enhance their Geographic Information System.
- A representative of the Hannahville Indian Community currently serves as the Treasurer of the CUPPAD Regional Commission.

- The Hannahville Indian Community is an active and financial supporter of the CUPPAD Regional Commission.
- As requested, demographic and other data is provided to the Hannahville Indian Community.

The other coalition members, the City of Escanaba and Wells Township, are both financial supporters of the CUPPAD Regional Commission. For the upcoming year, a representative from the City of Escanaba will be a voting member of the CUPPAD Regional Commission.

CUPPAD staff is presently assisting the City of Escanaba with updating its Master Plan. Staff will also be assisting the City and County with development of a county-wide non-motorized trail plan. For both communities, CUPPAD staff has provided technical assistance with plan development, grant proposal development and general economic development assistance. We will continue to work with the communities on a variety of endeavors.

Within the greater Escanaba area, there are numerous vacant buildings, which have been used for a variety of industrial or commercial uses. Many of these buildings are still structurally sound, but if left to deteriorate will be blight within the community. Many structures can be converted to other uses and provide for a business base to the area.

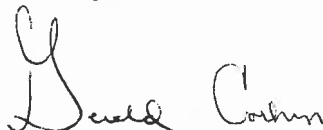
The CUPPAD Regional Commission would support the efforts of the county brownfield authority with the following activities:

1. Identify vacant and potentially vacant structures and identify potential uses (industrial/commercial/residential) that would be suitable for each vacant facility.
2. Develop strategies targeted to facilitating the reuse of vacant industrial/commercial structures. Work with the local communities and local economic development groups in devising such strategies. Assist and provide guidance to developers with proper procedures to rezone the property for redevelopment.
3. Work with local governmental units in crafting any necessary ordinances and public policies related to the establishment of institutional controls for brownfield redevelopment. This activity will be driven by local consensus of the governmental bodies and will be specific to the local community.

Brownfields, real and perceived, tend to have a negative impact on economic growth in an area. Through the cooperative efforts of the county and CUPPAD, we have seen a number of identified brownfield sites that are now being reused. Continued funding of this endeavor is important to revitalize the area and bring new businesses to the area.

The CUPPAD Regional Commission will continue to provide support to the efforts of both Delta County, Wells Township, the City of Escanaba and the Hannahville Indian Community with community and regional revitalization efforts.

Sincerely,



Gerald Corkin
Chairperson



CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

P.O. BOX 32

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.org

November 16, 2015

Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

The City of Gladstone extends its support of your EPA Coalition Brownfields Site Assessment Grant request to the U.S. Environmental Protection Agency. I understand the grant will provide funding to conduct assessments at Brownfield sites throughout the county.

Through the county's grant funded program in the past, several properties within the City of Gladstone were the subject of environmental assessments, including one owned by the City. We recognize there are many sites within our city that the Brownfields assessment program could benefit from. To that end, we are proposing that the Gladstone City Brownfield Redevelopment Authority actively work with the Delta County Brownfield Authority and Coalition members in identifying potential sites for assessment work within the City.

We also recognize that outreach is an important part of the project and we will make City Hall available to such community outreach presentations and workshops in order to increase community's awareness. I will direct the City's economic development staff to provide necessary resources to assist the Coalition with revitalizing Delta County.

The City of Gladstone and its Brownfield Redevelopment Authority would be pleased to be part of the redevelopment initiatives of the county Brownfield Authority and the Coalition members.

Sincerely,

Darla Falcon
City Manager



A WPPI Energy community



The City of Gladstone is an equal opportunity employer and provider.



November 16, 2015

Ryan Bergman
Delta County Administrator
310 Ludington St
Escanaba, MI 49829

RE: Delta County Economic Development Alliance Letter of Support for Delta County Brownfield Assessment Grant

Dear Ryan,

The Delta County Economic Development Alliance is a private, not for profit 501(c)(3). Our function is to lead the promotion of economic development of Delta County through the retention, expansion, and attraction of business and industry. Our organization strongly supports Delta County's application for a Brownfield Assessment Grant on behalf of Delta County, Escanaba, Wells Township and the Hannahville Indian Community.

We understand that once the grant application is submitted and the County receives acceptance we will partner and support Delta County to:

- Assist Delta County with site identification and develop a county wide brownfield inventory,
- Communicate the benefits of Brownfield Redevelopment to our business and community stakeholders,
- Relay the status of the projects once identified and funded.

The Brownfield program tools will enhance and rejuvenate the growth and development throughout Delta County. The Delta County Economic Development Alliance is pleased to partner with Delta County on this important environmental and economic development initiative.

We would ask that the EPA look favorable upon this request. These grant monies will provide a valuable tool to achieve the goal of healthy, vibrant communities throughout the area. We fully support Delta County's application for brownfield funding and look forward to seeing the results of this project.

Sincerely,

A handwritten signature in black ink that reads "Vicki Schwab".

Vicki Schwab, Executiva Director, Delta County Economic Development Alliance

SMALL BUSINESS DEVELOPMENT CENTER



November 16, 2015

Ryan Bergman
Delta County Administrator
310 Ludington St.
Escanaba, MI 49829

Dear Mr. Bergman,

This letter is to confirm support for the efforts of the Delta County Brownfield Redevelopment Coalition to obtain a grant from the U.S. Environmental Protection Agency for assessment of sites that may be contaminated by hazardous or petroleum products. In addition to assessment activities, the grant will allow the coalition to conduct significant outreach activities to the business community throughout the area.

The Michigan Small Business Development Center focuses on innovative and proactive solutions to local business in the area. Most recently, we have worked with an existing company in Escanaba with plans to expand their operations to a different location in the city. A suitable site was found, however, due to previous industrial uses in the area, the existing material beneath the planned building footprint was unsuitable to build on. The contaminated material needed to be removed and replaced with clean fill. Working in partnership with Delta County, and the Escanaba Brownfield Redevelopment Authority, State brownfield funds were obtained.

We envision other similar projects to take place in Delta County. The MI-SBDC is pleased to partner with Delta County in the implementation of this grant. The MI-SBDC would work with potential developers utilizing brownfield sites to develop a business plan and assist with securing financing.

The MI-SBDC fully supports the application and encourages the collaboration between the City of Escanaba, Delta County, Wells Township and the Hannahville Indian Community.

Sincerely,

Laura Marohnic
MI-SBDC Regional Director

Six County Employment Alliance



November 18, 2015

Ryan Bergman
310 Ludington St.
Escanaba, Michigan 49829

Dear Mr. Bergman,

This letter is to confirm the willingness of the Six County Employment Alliance to support the efforts of the Delta County Brownfield Redevelopment Coalition to obtain a \$ 600,000 grant from the U.S. Environmental Protection Agency for assessment of sites that may be contaminated by hazardous substances or petroleum products. In addition to assessment activities, the grant will allow the coalition to conduct significant outreach activities, not only to residents and local elected officials, but to the business community throughout the area. This is a valuable activity and supports the our mission of economic growth in the region.

The Six County Employment Alliance focuses on innovative, proactive solutions to meet the demands of a rapidly changing economy. As part of our mission, in connection with Michigan Works!, we oversee workforce development services in the area. Services offered through Michigan Works! are designed to prepare job seekers for employment and provide skilled applicants to employers.

In particular, as a partner supporting the implementation of this grant, Michigan Works! staff will: 1) provide expertise for contract and procurement administration services, 2) support outreach and communication efforts throughout the business community, and 3) identify opportunities for skill training in green jobs and placement of community residents.

We hope that the coalition is successful in their application for this grant. The Six County Employment Alliance will offer ongoing support in any way we can to further the brownfield redevelopment efforts to return idled, abandoned or underutilized properties back to productive use.

Sincerely,

A handwritten signature in black ink that reads "Gerald O. Corkin". The signature is written in a cursive style with a large initial "G".

Gerald O. Corkin
President



November 18, 2015

Ryan Bergman
310 Ludington St.
Escanaba, Michigan 49829

Dear Mr. Bergman,

This letter is to confirm the willingness of the Six County Employment Alliance to support the efforts of the Delta County Brownfield Redevelopment Coalition to obtain a \$ 600,000 grant from the U.S. Environmental Protection Agency for assessment of sites that may be contaminated by hazardous substances or petroleum products. In addition to assessment activities, the grant will allow the coalition to conduct significant outreach activities, not only to residents and local elected officials, but to the business community throughout the area. This is a valuable activity and supports the our mission of economic growth in the region.

The Six County Employment Alliance focuses on innovative, proactive solutions to meet the demands of a rapidly changing economy. As part of our mission, in connection with Michigan Works!, we oversee workforce development services in the area. Services offered through Michigan Works! are designed to prepare job seekers for employment and provide skilled applicants to employers.

In particular, as a partner supporting the implementation of this grant, Michigan Works! staff will: 1) provide expertise for contract and procurement administration services, 2) support outreach and communication efforts throughout the business community, and 3) identify opportunities for skill training in green jobs and placement of community residents.

We hope that the coalition is successful in their application for this grant. The Six County Employment Alliance will offer ongoing support in any way we can to further the brownfield redevelopment efforts to return idled, abandoned or underutilized properties back to productive use.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Massicotte", is written over a white background.

Mark Massicotte
President

ATTACHMENT 5

LETTERS OF COMMITMENT FROM ASSESSMENT COALITION MEMBERS

James V. O'Toole
City Manager



410 Ludington Street
Escanaba, Michigan 49829
Phone (906)786-0240

November 16, 2015

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

Dear Mr. Bergman:

On behalf of the City of Escanaba, a member of the Coalition applying for the U.S. Environmental protection Agency Assessment Grant, I would like to emphasize how critical these grant funds are to Brownfield redevelopment efforts within the City. The City has had an active Brownfield Redevelopment Authority since 1997, with several successful projects.

The Escanaba City Council and the Escanaba Brownfield Redevelopment Authority are united in their support of this coalition grant application. We understand that should the application be approved, the funds would be used in the following manner: 1/3 in the City of Escanaba, 1/3 in Delta county and Wells Township and 1/3 by the Hannahville Indian Community.

Yours truly,

James V. O'Toole, Manager
City of Escanaba

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

Wells Township, Delta County

6436 North 8th Street • P.O. Box 188 • Wells, MI 49894 (906) 786-0839

Gloria F. Johnson, Clerk
David Mason, Trustee

William Farley, Supervisor
Lynn Brodersen, Trustee
Judith Gereau, Trustee

Karen Kobasic, Treasurer
Connie Stoykovich, Trustee

November 16, 2015

Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, Michigan 49829

Subject: Delta County Coalition Assessment Grant Application

Dear Mr. Bergman:

As a coalition member for the U.S. Environmental Protection Agency Assessment Grant, we want to take this opportunity to emphasize how very important these grant funds are to brownfield redevelopment efforts within Wells Township. The Township has been an active partner with the Delta County Brownfield Redevelopment Authority. The chair of the township's brownfield authority has served as the vice chair of the county brownfield authority. The township has supported the efforts of the county brownfield authority in conducting assessments within our jurisdiction, as well as throughout the county.

The Lake Michigan waterfront area of Wells Township is a prime location for mixed-use residential and commercial activities. However, given the historical industrial use of the area there is a great unknown of the environmental condition. Funding is needed to assess the properties, plan for cleanup and redevelopment. It is for this reason that the Township is excited to join with the other coalition members to conduct brownfield redevelopment efforts within our township.

We hope that you will look favorably on our application.

Sincerely,



William Farley
Supervisor



POTAWATOMI
KEEPER OF THE FIRE

Mr. Ryan Bergman
Delta County Administrator
310 Ludington Street
Escanaba, MI 49829

HANNAHVILLE
INDIAN COMMUNITY
N14911 HANNAHVILLE B1 RD.
WILSON, MICHIGAN 49896-9728
Administration: (906) 466-2932 Fax: (906) 466-2933
Accounting Office: (906) 466-9933 Fax: (906) 466-2001

November 16, 2015



Dear Mr. Bergman:

RE: Delta County Brownfield Redevelopment Authority- U.S. Environmental Protection Agency (EPA)
Brownfield Grant Application

Dear Mr. Bergman:

The Hannahville Indian Community (Community) would like to express full support for the Delta County Brownfield redevelopment Authority's (BRA) application to EPA for financial assistance through the Brownfield Coalition assessment and clean-up program. The Community, a BRA member for several years, has made great progress in working with the BRA in the assessment and cleanup of properties along Lake Michigan in the targeted area in Wells Township.

The Community envisions redeveloping properties along the Lake Michigan shoreline in Wells Township for residential, commercial, and recreational uses. Priority sites include the former Delta County Road Commission property and the former Northern Land and Lumber/American Timber Homes site. This highly developable real estate has had past industrial uses that included tanning and wood treatment. In addition, to working with the BRA, the Community has also worked directly with the EPA on time-critical contamination removal activities along the shoreline.

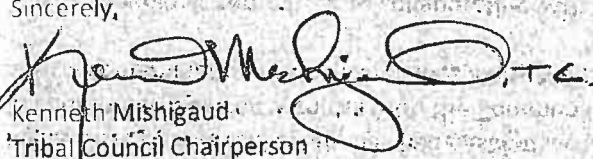
The Community is committed to collaborating with local and county governments to redevelop these areas. The envisioned redevelopment will include upscale residential use (condominiums/townhouses). Other proposed redevelopment along the shoreline includes a marina, boat launch, and other outdoor recreational and commercial facilities.

Although some assessment and cleanup has already occurred, it is important to the Community these activities continue. There is a great need for further assessments and cleanup along the Wells Township Lake Michigan shoreline area. It is very likely that total redevelopment costs in Wells Township would be excess of \$100 million, which includes water and sewer infrastructure, new home construction, landscaping and paving.

It is a high priority of the Community to redevelop these idle areas and to ensure that terrestrial and aquatic environments are protected and sustained for future generations.

We look forward to continuing the assessment, cleanup and redevelopment efforts of Delta County.

Sincerely,


Kenneth Meshigaud
Tribal Council Chairperson

KENNETH MESHIGAUD
Tribal Chairperson

ELAINE MESHIGAUD
Tribal Vice-Chairperson

TAMMY MESHIGAUD
Tribal Secretary

LISA LITTLE
Tribal Treasurer

Council Members: John Meshigaud Sr., D. Joe Sagataw, Chad Harris, Charlotte Harris,
Jackie Kang, Leroy Wandahsega, Noreena Meshigaud-Dwyer, Earl Meshigaud, Sr.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Delta County Brownfield Coalition

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004846

* c. Organizational DUNS:

6037858380000

d. Address:

* Street1:

310 Ludington Street

Street2:

* City:

Escanaba

County/Parish:

Delta County

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

49829-4057

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Peter

Middle Name:

* Last Name:

Van Steen

Suffix:

Title:

Director

Organizational Affiliation:

Delta County Brownfield Redevelopment Authority

* Telephone Number:

906-786-9234

Fax Number:

906 786 4442

* Email:

pvansteen@cuppad.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY 2016 Brownfield Coalition Assessment Grant Application, Delta County, Michigan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: